

# Springfield

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# Brownfields Program



**Municipal Government Academy**  
**October 16, 2007**





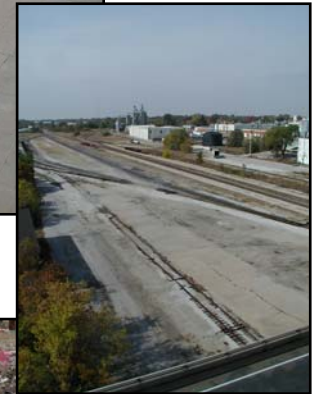
# What is a Brownfield?

*...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.*

- *- Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act", January 11, 2002.*

# Brownfields in Springfield

- Did not have large, abandoned properties.
- However, environmental liability protection created the need for assessment prior to property transaction.
- There are some environmental issues.





# Resources for Brownfields Redevelopment

- **Phase I Environmental Assessments**
- **Phase II Environmental Assessments**
- **Revolving Loan Fund for Cleanup**
- **MDNR Voluntary Cleanup Program**
- **State Tax Credits**
- **City Loan Programs**



# Phase I Assessment

- **Provide liability protection from future enforcement for owners**
- **Clear properties of environmental issues for sale or redevelopment**
- **Help decide where actual testing/measurement should occur if further information is desired**

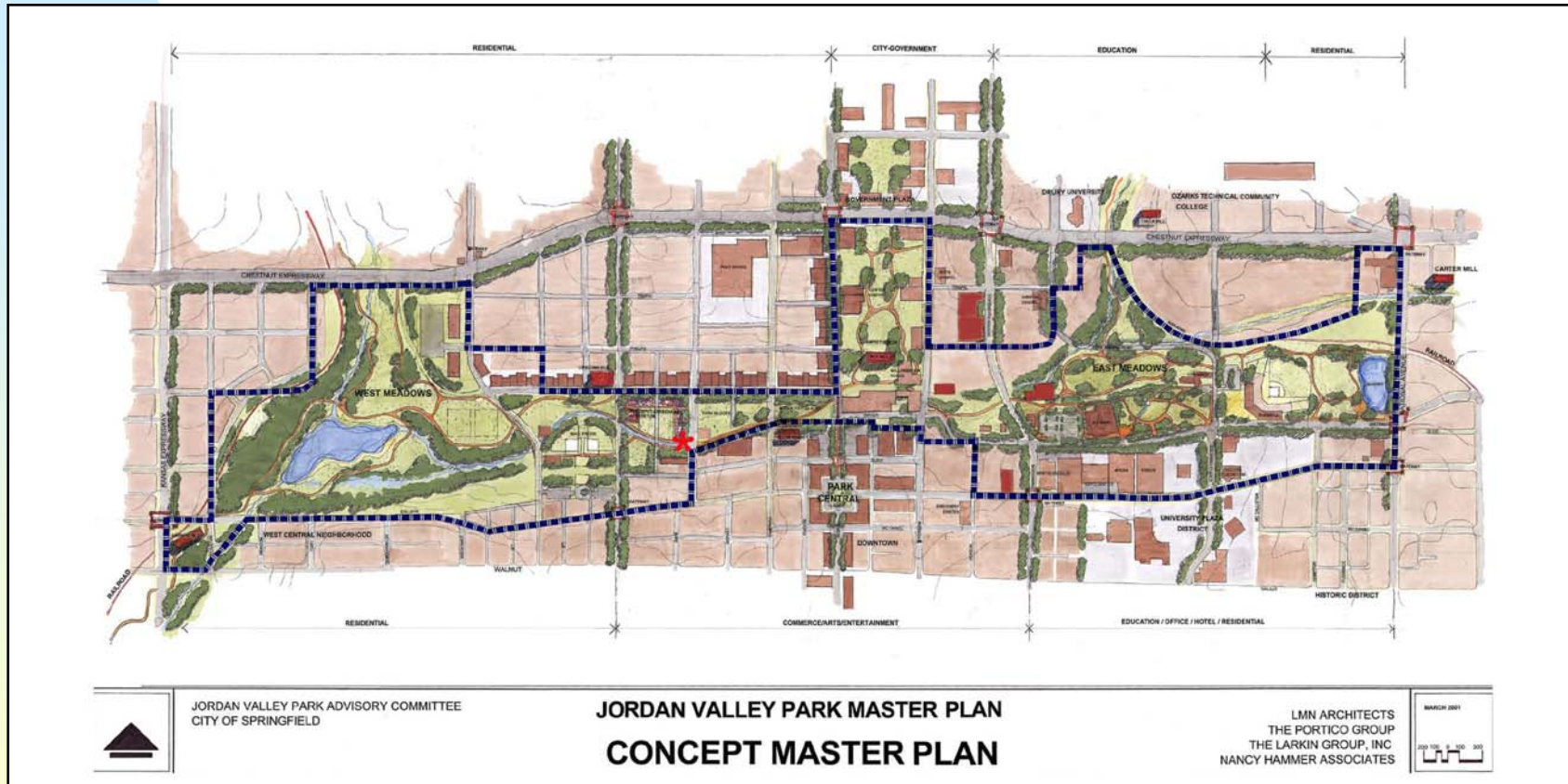


# Phase II Assessment

- **Subsurface Investigation**
- **Lab Work**
- **Phase II Report**
- **Help decide if remediation, site controls is needed**



# The Concept







# Early Environmental Assessments Supported The Visions...







## *Jordan Valley Park - Before*













# 2002 Phoenix Winner

## *Jordan Valley Park - After*





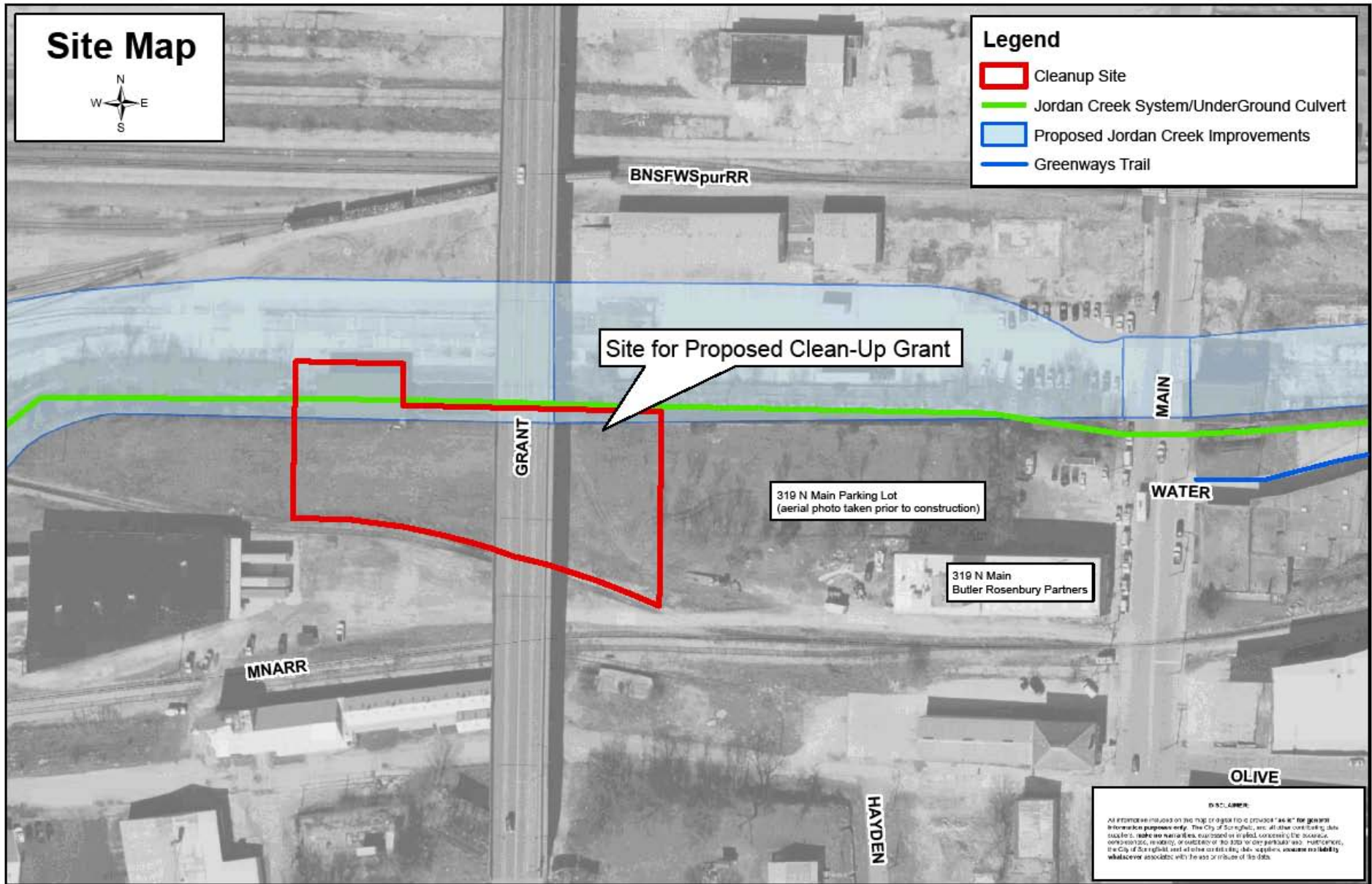


# Federal Brownfields Assistance

- **EPA Brownfields Assessment Grants**
  - ◆ **1999 / 2002 Assessment Pilot (Completed)**
    - ☞ Hazardous Substances, \$200,000
  - ◆ **2003 / 2005 Assessment Grant (Completed)**
    - ☞ Hazardous Substances, \$150,000
  - ◆ **2004 / 2006 Assessment Grants (Completed)**
    - ☞ Hazardous Substances, \$150,000
    - ☞ Petroleum, \$150,000
  - ◆ **2006/2009 Assessment Grants (Ongoing)**
    - ☞ Petroleum \$200,000
  - ◆ **New Grants Announced June 2007**
    - ☞ Hazardous Substances, \$200,000
    - ☞ Revolving Loan Fund, \$1,000,000
  - ◆ **Current Application October 2007**
    - ☞ Hazardous Substance Cleanup, \$200,000
- **EPA Brownfields Targeted Assessments**
  - ◆ 2004-2005 Former Manufactured Gas Plant Residues
  - ◆ Union Pacific Railroad Property (ongoing)
  - ◆ Private Property in the future Jordan Valley Area (ongoing)
- **DNR Targeted Assessments**



# Cleanup Grant Application







# Property Assessed

- **Since 1999 City environmental assessments have evaluated 70+ properties to clear them for redevelopment**
- **Assessment addressed ~ 250 acres as;**
  - ◆ **Phase I Environmental Site Assessments**
  - ◆ **Phase II Environmental Site Assessments**
  - ◆ **Cleanup Planning**









## Phase II Environmental Assessment



# Multiple Resources

- **City of Springfield has successfully used a program of coordinated assessments & leveraging for brownfields redevelopment**
- **Private and public sources, with specialized and overlapping strengths are used for where needed**



# Sources

- ◆ Missouri Department of Natural Resources
- ◆ U.S. Environmental Protection Agency
- ◆ Army Corps of Engineers
- ◆ Congressional Appropriations
- ◆ Department of Housing and Urban Development
- ◆ Federal Rail Administration
- ◆ Burlington Northern and Santa Fe Railroad Company
- ◆ MoDOT Enhancement Funds
- ◆ Private Redevelopment
- ◆ Special City Taxes



# Leveraged

**\$174,820,000**  
**Total**

**Public & Private Funds  
for Brownfields Redevelopment**





# Keeping the Public Involved

- **Website** [www.springfieldmogov.org/brownfields](http://www.springfieldmogov.org/brownfields)
- **Presentations**
- **Public Meetings**
- **Media Coverage**
- **Groundbreakings, Ribbon Cuttings, Open Houses**

# Thank You!

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Questions & Comments?

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